



February 27, 2007

City of Las Vegas  
Planning & Zoning Division  
731 S. Fourth Street  
Las Vegas, NV 89102

**Reference:      General Plan Amendment  
                         Justification Letter  
                         Lake Mead / Rock Springs  
                         APN # 138-22-701-009**

To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a General Plan Amendment request for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

The applicant is requesting that the general plan use on this parcel be changed from H (High) to Medium Residential for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following landuse:

NEC – Service Commercial & NDOT Highway 95 (C-1)  
NWC – Service Commercial (C-1)  
SEC – Service Commercial & Public Facilities (C-1 & P-F)  
SWC – Service Commercial & Residential Compact Lot (C-1 & R-CL)

Centex Homes believes that the proposed development of a 65 lot single family residential subdivision will act as a buffer between the existing C-1 commercial uses and the Public Facilities use, and an appropriate transition to the existing community of the Southwest. This project will enhance the overall community by occupying the currently vacant site.

Please place the attached request on the April 12, 2007 agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

A handwritten signature in cursive script, appearing to read "Kris Givant".

Kris Givant  
Project Coordinator

**GPA-20216   ZON-20217  
VAR-20219   SDR-20220  
04/12/07 PC**